

Senate State, Veterans, & Military Affairs
 05/03/2022 02:00 PM
 SB22-232 Creation Of CO Workforce Hous Trust Auth
 Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Mindy Mohr Against Self	<p>I truly believe that this bills sponsors have the best interests of their constituents in mind, including those in the workforce who face significantly rising housing costs. However, I am very concerned that this bill didn't have the benefit of vetting, input, and public comment as did the other proposals of the Affordable Housing Transformational Task Force.</p> <p>One issue that immediately comes to mind is the universe of constituents defined in this bill as needing attainable Workforce housing. The bill states that tor Urban counties (such as Jefferson County, where I live), the proposed rental housing would serve "middle-income Individuals or families" earning at up to 120% of Area Median Income (AMI).</p> <p>Specifically, looking at AMI limits at the link below:</p> <p>https://www.chfainfo.com/getattachment/398584c0-ef33-4e57-93a2-a20881ed09d6/2022-Rent-and-income-limits.pdf</p> <p>For Jefferson County, our AMI in 2022 for a single-person household is \$82,100. This is very high, not because wages have significantly increased for workers but because so many high-earning households have been moving into Jeffco. So this AMI does not reflect the teachers, social workers, health care workers, and others that I believe the bill sponsors wanted to help. They typically earn much less, more at the 50% to 80% AMI levels! (For perspective, my youngest daughter is the Director of a preschool in Lafayette, and earns about \$50,000/year.) I truly believe that it is the 50% to 80% AMI Working households that the bill sponsors want to help in urban counties such as Jeffco.</p> <p>Digging deeper into the rent ranges that the properties could charge for 120% AMI workers:</p> <p>120% AMI for an Urban County such as Jeffco would be \$98,520 for a 1-person household. Therefore, the rent at 30% of income, would be a yearly rent of \$29,556 or monthly rent of \$2463/month. This is at least already the market rate for 1-bedroom in Arvada -- so the Authority would be building, owning and supporting market-rate properties.</p> <p>(For comparison, I currently live in a 2-bedroom market-rate apartment in Arvada and my rent plus fees is \$2070/month.)</p>

	<p>Finally, creation of a Housing Trust Authority with the power proposed for this group, to own real estate and issue bonds, is significant. For the reasons described above, I truly hope that this bill is postponed until the next legislative session to allow more time, and thoughtful input.</p> <p>Thank you so much!</p>
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May 2, 2022

Senate State, Veterans, & Military Affairs Committee
Colorado General Assembly

RE: Oppose SB22-232 – Creation of Colorado Workforce Housing Trust Authority

Dear Members of the Senate State, Veterans, & Military Affairs Committee:

My name is Kathy Smith, and I am a member of the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in opposition to SB22-232, on behalf of the League's Legislative Action Committee.**

The League is a nonpartisan organization that encourages informed and active participation in government and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions of the state. The League supports policies to provide a decent home and a suitable living environment for every American family, and measures that ensure fair treatment under the law for all persons.

SB22-232 creates the Colorado Workforce Housing Trust Authority as an independent special purpose authority to promote rental housing projects for middle-income workers. While we applaud creating more rental units for Coloradans, many housing advocates have urged that this bill be paused until next year so the bill sponsors can engage in a thorough stakeholder and vetting process. Introducing the bill this late in the session does not allow for a thorough stakeholder and vetting process.

SB22-146, which originated from a recommendation by the Affordable Housing Transformational Task Force, provides \$25M of additional funding for Colorado Housing and Finance Authority's (CHFA) Middle-income Access Program that addresses the middle-income workforce. Thus, middle-income rental housing already is specifically being addressed this session.

We respectfully point out that the bill's Legislative Declaration emphasizes the importance of housing that is affordable to essential workers, such as nurses, teachers, and firefighters. According to *salary.com*, the salary range for a teacher in Denver typically falls between \$54,594 and \$72,142 (AMI range from about 66% to 88% for one person); for a registered nurse, the typical range is \$59,669 to \$76,046 (AMI range from about 73% to 93% for one person); and for a firefighter, the typical range is \$37,014 to \$61,690 (AMI range from about 45% to 75% for one person). Based on this information, the AMI range of greatest need for nurses, teachers, and firefighters in the Denver area is between about 60% and 90% AMI,

which is lower than the middle-income AMI range. It is also important to note that *apartments.com* reports that the average rent of a one-bedroom apartment in Denver is \$1,805, and for a two-bedroom apartment is \$2,389. These rental costs are less than the maximum affordable rents of \$2,638 for a one-bedroom apartment and \$3,165 for a two-bedroom apartment allowed for 120% AMI in Denver. Thus, under SB22-232, the housing trust authority could subsidize rentals that are above the average market rate in Denver.

We urge the committee members to vote NO on SB22-232 to allow for a more thorough stakeholder and vetting process over the next year. Thank you.

Respectfully,
Kathy Smith, Volunteer Lobbyist
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